

# MONO COUNTY PLANNING COMMISSION

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## AGENDA THURSDAY, JANUARY 12, 2006 - 10 A.M. SUPERVISORS CHAMBERS, COUNTY COURTHOUSE, BRIDGEPORT

**\*TENTATIVE START TIMES** (see note below)

**1. CALL TO ORDER**

**2. PUBLIC COMMENT:** Citizens may address the Planning Commission on relevant matters not listed on the agenda.

**3. MEETING MINUTES:**

- A. Review and adopt minutes of November 10, 2005: Part II**
- B. Review and adopt minutes of December 8, 2005.**

**4. CONSENT AGENDA: FINAL MAP APPROVAL**

**PARCEL MAP 37-182/Whitmore.** *Staff: Evan Nikirk, Public Works*

**5. PUBLIC HEARINGS:**

**\*10:15 A.M.**

**USE PERMIT 31-05-04/Bates.** The proposal is to construct a 40' x 70', 2,800-square foot metal building and well for private use. The 10.135-acre lot (APN 02-460-37) is located on Jocelyn Lane in the community of Walker. The use would provide indoor storage of vehicles and other personal materials. The General Plan designation is Rural Residential with a 9-acre minimum (RR 9). *Staff: Greg Newbry*

**\*11:00 A.M.**

**PARCEL MAP 31-92/Elliott.** The proposed project, located in Antelope Valley on Larson Lane, would divide APN 02-450-02, totaling 48.63 acres, into three lots of 10 acres each and a remainder of 18.2 acres. The General Plan designation is Agriculture with a 10-acre minimum lot size (AG 10). *Staff: Keith Hartstrom & Gwen Plummer*

**\*11:40 A.M.**

**TRACT MAP 37-54/Mountain Vistas/Mize.** Clarification of Planning Commission action Nov. 10, 2005, which recommended Board of Supervisors approval of Tract Map 37-54. The Tract Map entails the subdivision of a 28.95-acre parcel at the northwest corner of U.S. Hwy. 6 and Chalfant Road into 47 single-family residential lots, a commercial lot, and associated infrastructure and utilities letter lots. An Environmental Impact Report has been considered by the commission. *Staff: Keith Hartstrom*

**6. WORKSHOP:** No items.

**7. REPORTS:**

- A. DIRECTOR**
- B. PLANNING COMMISSIONERS**

***More on back...***

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DISTRICT #1  
COMMISSIONER  
Rick Kattelman

DISTRICT #2  
COMMISSIONER  
Steve Shipley

DISTRICT #3  
COMMISSIONER  
Ron Black

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Sally Miller

**8. INFORMATION:** No items.

**9. ADJOURN**

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**\*NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

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- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.